145.0	0005	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	790,700 /	790,700
USE VALUE:	790,700 /	790,700
ASSESSED:	790,700 /	790,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		WALL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O'BRIEN JAMES F JR--ETAL
Owner 2:	O'BRIEN ROSEMARY R
Owner 3:	
Street 1:	8 WALL STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,166 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 2123 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4166.000	354,700		436,000	790,700
Total Card	0.096	354,700		436,000	790,700
Total Parcel	0.096	354,700		436,000	790,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.41 | /Parcel: 372.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	95257
GIS Ref	
GIS Ref	
Insp Date	05/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 145.0-0005-0008.0

!11354!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	354,700	0	4,166.	436,000	790,700	790,700	Year End Roll	12/18/2019
2019	101	FV	265,900	0	4,166.	408,700	674,600	674,600	Year End Roll	1/3/2019
2018	101	FV	270,200	0	4,166.	337,900	608,100	608,100	Year End Roll	12/20/2017
2017	101	FV	270,200	0	4,166.	310,600	580,800	580,800	Year End Roll	1/3/2017
2016	101	FV	270,200	0	4,166.	283,400	553,600	553,600	Year End	1/4/2016
2015	101	FV	263,800	0	4,166.	277,900	541,700	541,700	Year End Roll	12/11/2014
2014	101	FV	263,800	0	4,166.	258,300	522,100	522,100	Year End Roll	12/16/2013
2013	101	FV	263,800	0	4,166.	245,800	509,600	509,600		12/13/2012

PRINT

Date	Time
12/11/20	01:32:07

LAST REV

Date	Time
09/17/18	10:23:12
danam	

USER DEFINED

Prior Id # 1:	95257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11354

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13604-55		12/1/1978		54,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/27/2018	1230	Re-Roof	11,508	C				
7/10/2013	1051	Manual	28,600	C				
7/27/2006	623	Addition	44,500	C		G8	GR FY08	FFL ADD & REDO KIT
4/13/2005	246	New Wind	10,238	C		G6	GR FY06	12 new wndws

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2018	Inspected	BS	Barbara S
4/19/2018	MEAS&NOTICE	HS	Hanne S
1/8/2014	Info Fm Prmt	EMK	Ellen K
2/2/2009	Meas/Inspect	372	PATRIOT
10/26/2005	Fieldrev-Chg	BR	B Rossignol
12/7/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4166		Sq. Ft.	Site		0	80.	1.31	9									435,984						436,000	

Total AC/HA:	0.09564	Total SF/SM:	4166	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	435,984	Spl Credit		Total:	436,000

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	TAN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19179559
Const Adj.:	0.99989998
Adj $ / SQ:	148.960
Other Features:	97522
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435732
Depreciation:	81046
Depreciated Total:	354686

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

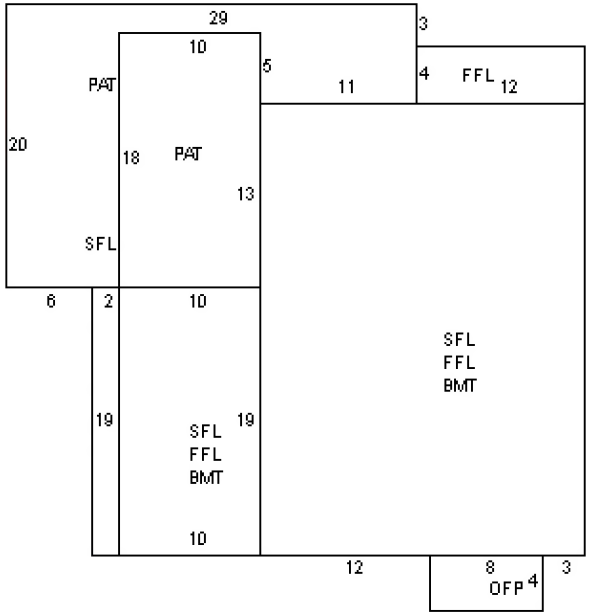
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	148.96
Special Features:	0	Val/Su Net:	106.42
Final Total:	354700	Val/Su SzAd	183.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	974	148.960	145,087
SFL	Second Floor	964	148.960	143,597
BMT	Basement	926	50.500	46,760
PAT	Patio	437	3.110	1,358
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	3,333			Total:	338,210
Size Ad	1938	Gross Are	3333	FinArea	2123

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: